



DAVID
BURR

Sycamores
Upper Road, Little Cornard

Sycamores, Upper Road, Little Cornard, Suffolk, CO10 0NZ

A bright, welcoming and substantially transformed family home, offering highly flexible and well-balanced accommodation in a desirable rural setting, with attractive countryside views to both the front and rear.

The ground floor has been thoughtfully arranged to suit modern family life, with a spacious kitchen/dining room positioned to the rear of the property and enjoying views across the garden. This impressive space is fitted with quartz work surfaces, a walk-in pantry, self-cleaning slide-and-hide Neff twin ovens, an induction hob, cooker hood and dishwasher. To the front, the sitting room features a wood burner with marble hearth and enjoys an appealing outlook over the surrounding countryside. A separate family room/snug provides excellent versatility, while a large laundry room, rear lobby and integral garage further enhance the practicality of the home.

A stylish wood and glass staircase rises to an impressive open landing, which incorporates a dedicated workspace, ideal for those working from home or requiring a study area. The principal bedroom is positioned to the rear and benefits from an en-suite bathroom, while three further generously sized bedrooms are served by a modern and well-appointed family bathroom.

Externally, the property is approached via a generous driveway providing parking for multiple vehicles. To the rear, the garden features a bonded resin terrace leading onto a substantial lawn, complemented by a variety of mature trees and open countryside views beyond, creating a private and attractive setting for outdoor entertaining and family use.

Upper Road is situated within the sought-after village of Little Cornard, a picturesque rural setting surrounded by open countryside. The location offers a peaceful village environment while remaining within reach of nearby towns, amenities, schooling and transport links, making it well suited to buyers seeking a balance between country living and day-to-day convenience.

The property's key appeal lies in its combination of space, style and setting. With generous accommodation, flexible reception areas, modern fittings, ample parking, an integral garage and far-reaching rural views, it represents an excellent opportunity for families, professionals and those looking for a well-appointed home in a desirable countryside location.

- **Bright and welcoming family home in a desirable rural setting**
- **Attractive countryside views to both the front and rear**
- **Spacious kitchen/dining room overlooking the garden**
- **Quartz work surfaces and high-quality Neff appliances**
- **Front-facing sitting room with wood burner and marble hearth**
- **Separate family room/snug offering versatile living space**
- **Stylish wood and glass staircase leading to an impressive open landing**
- **Dedicated first-floor workspace/study area**
- **Principal bedroom with en-suite bathroom**
- **Three further generously sized bedrooms and modern family bathroom**
- **Generous driveway, terrace, and substantial lawn**





Situated along the sought-after Upper Road, this property forms part of a quiet and exclusive enclave of individual homes, offering a peaceful countryside lifestyle while remaining within easy reach of essential amenities. The surrounding landscape provides a stunning backdrop of rolling fields and open skies, ideal for nature lovers and outdoor enthusiasts.

With its rural charm, Little Cornard is conveniently located just a short drive from the historic market town of Sudbury, where a variety of shops, restaurants, schools, and transport links can be found. The area is also well-positioned for access to nearby villages such as Bures and Assington, commuter routes, and scenic walking trails, making this property an exceptional choice for families or downsizers seeking tranquillity without isolation.



TENURE: Freehold

SERVICES: Mains water, electricity are connected. Private drainage via Klargestor, oil fired heating for the majority of the property and underfloor heating to the kitchen/dining room and sitting room. Solar panels are on a lease agreement. The homeowner gains the benefit of the energy produced. **NOTE:** None of these services have been tested by the agent.

EPC RATING: TBC

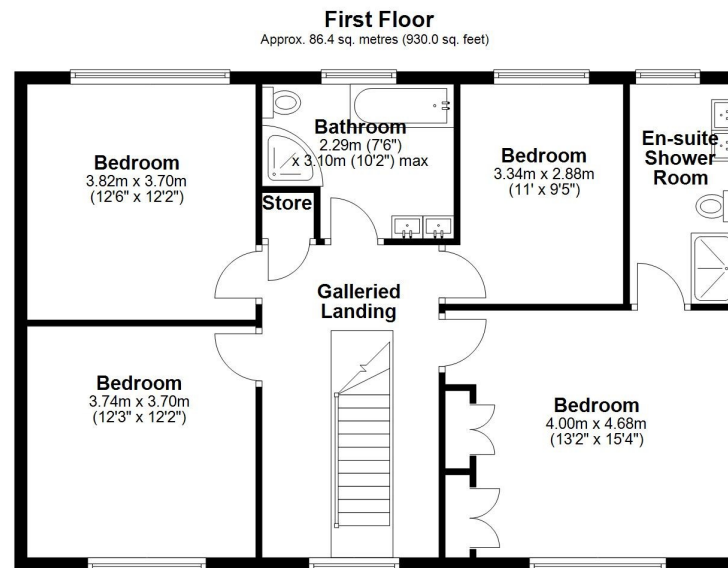
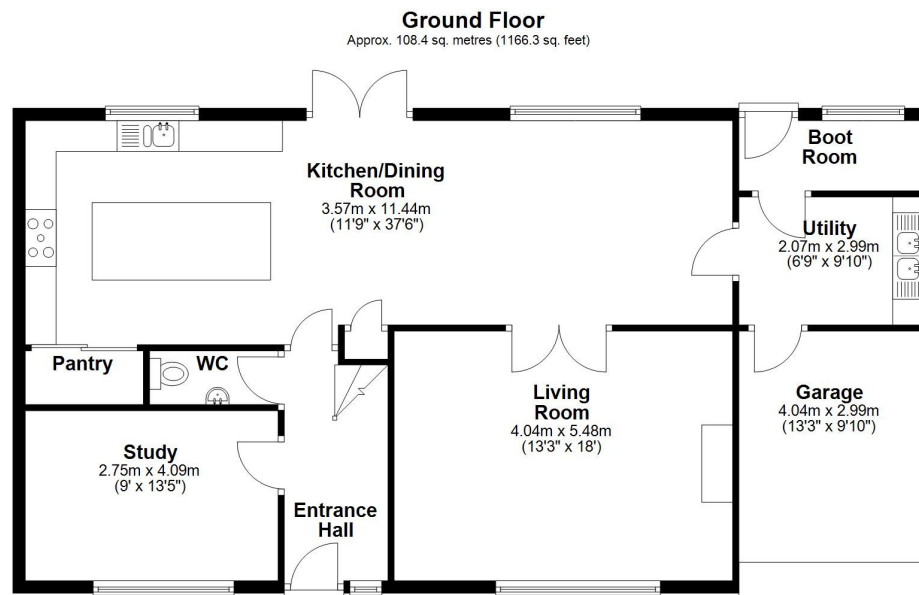
WHAT3WORDS: tram.narrating.pleaser

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** D

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

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Total area: approx. 194.8 sq. metres (2096.3 sq. feet)

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